

**ORIGINAL PLAT**  
 ALL OF LOT 4, BLOCK A  
 COUNTRY CLUB ESTATES NO. 2  
 RECORDED IN VOLUME 150, PAGE 121

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

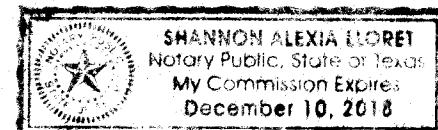
We, Lions Park Properties, LLC owner and developers of the land shown on this plat, being all of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 150, Page 121, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Terrance Murphy, Owner  
 Lions Park Properties, LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Terrance Murphy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this 17th day of June, 2016.

Shannon Alesia Lorei  
 Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of January, 2017.

[Signature]  
 City Planner, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

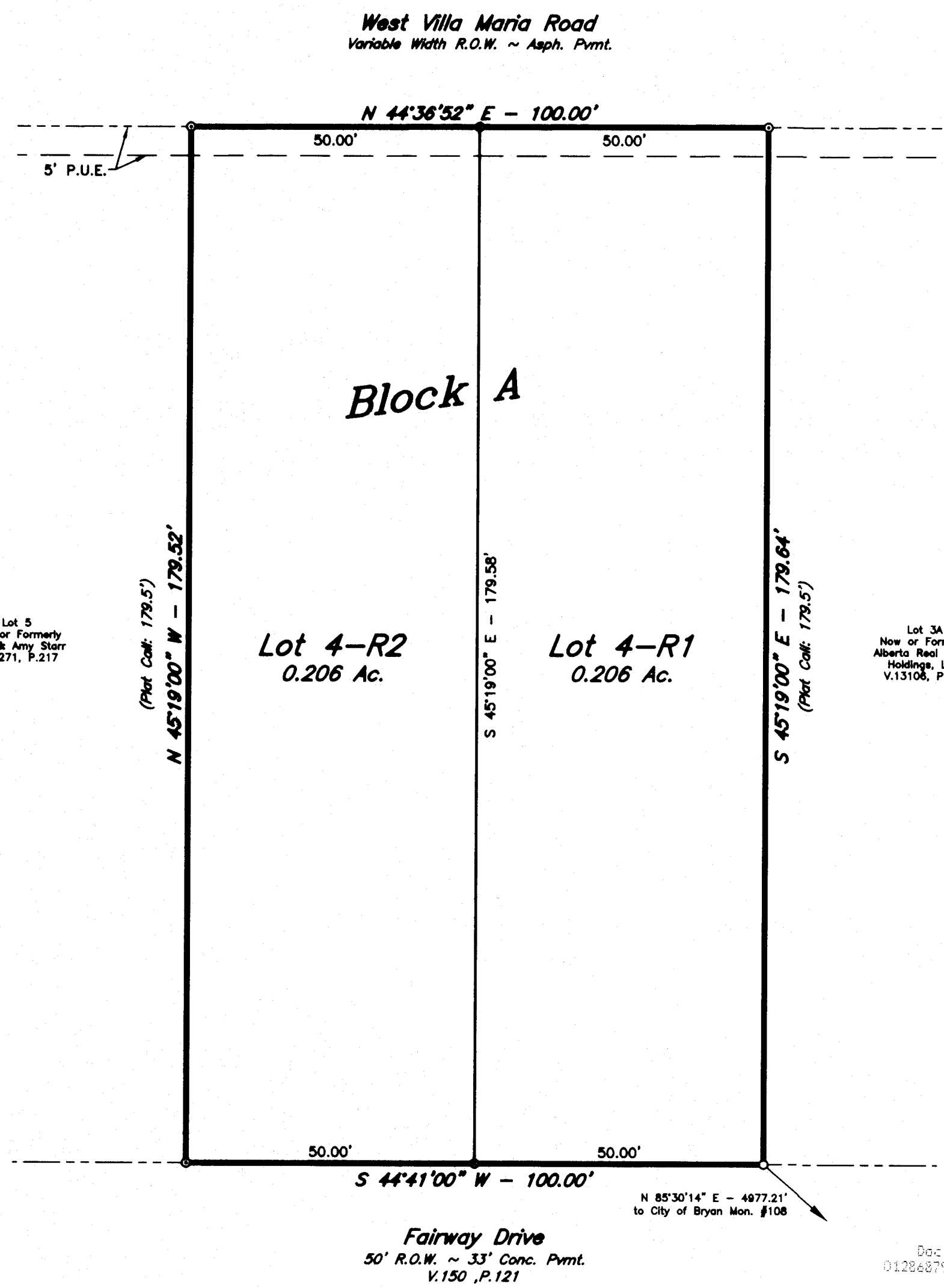
I, Bobba Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 28th day of June, 2016, and same was duly approved on the 28th day of June, 2016, by said Commission.

[Signature]  
 Chairman, Planning and Zoning Commission

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of January, 2017.

[Signature]  
 City Engineer, Bryan, Texas



**REPLAT**

Filed for Record in:  
 BRAZOS COUNTY  
 On: Jan 20, 2017 at 01:11P  
 As a  
 Plat  
 Document Number: 9126679  
 Amount: 73.00  
 Receipt Number: 593532  
 By:  
 Lauren Reistino

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed in the title and time stated herein by me and was duly recorded in the volume and page of the Official Public records of:  
 BRAZOS COUNTY  
 as shown hereon by me:  
 Jan 20, 2017  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

**CERTIFICATION BY THE COUNTY CLERK**  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

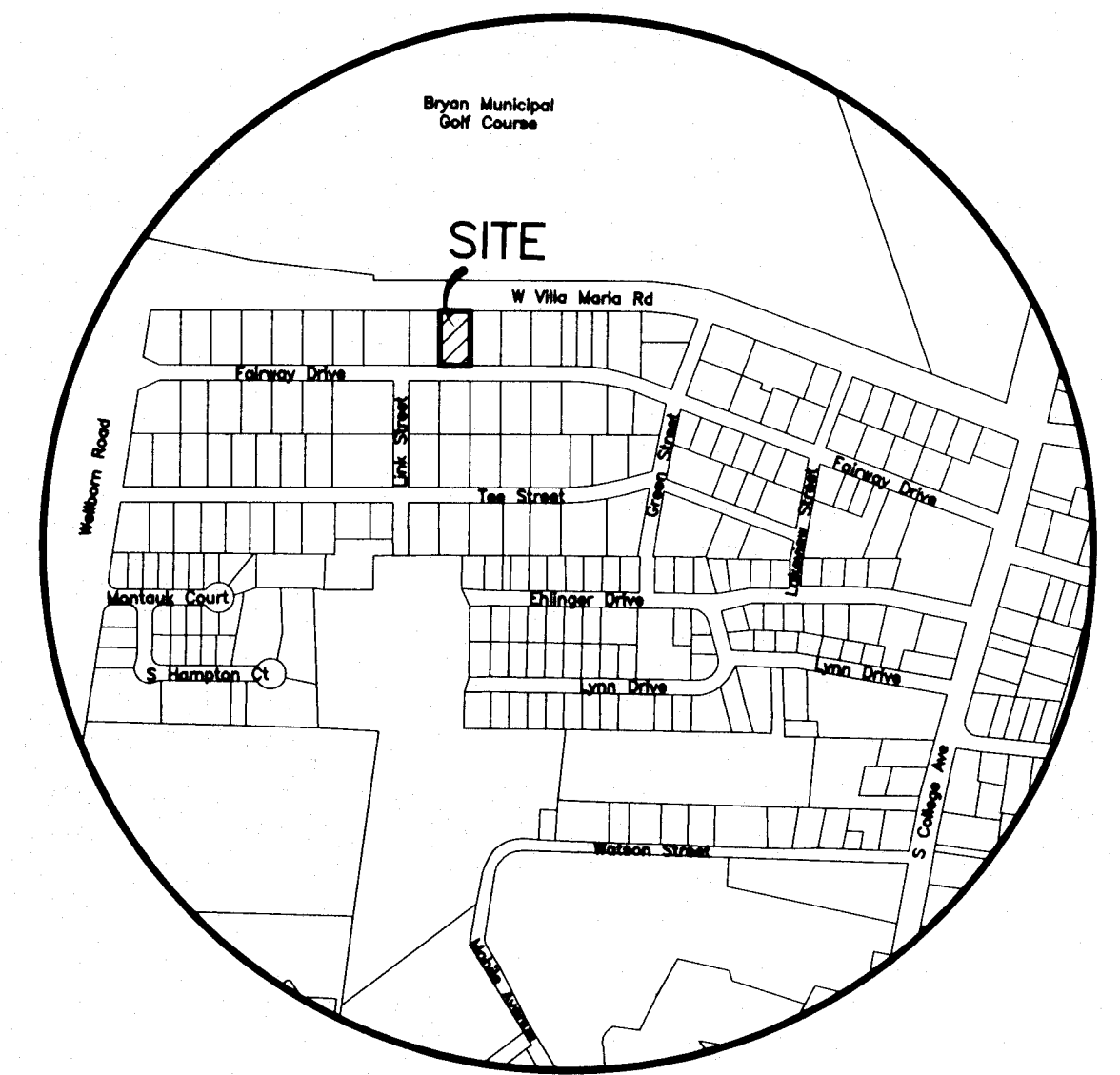
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 20th day of January, 2017, in the Official Records of Brazos County, Texas in Volume 150, Page 121.

[Signature]  
 County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on April 11, 2016 and that property markers and monuments were set under my supervision on the ground.

[Signature]  
 Kevin R. McClure, R.P.L.S., No. 5650  
 4/11/16



**Vicinity Map**  
 SCALE: N.T.S.

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS SURVEY, Abstract No. 48, in the City of Bryan, Brazos County, Texas and being all of Lot 4, Block A according to the final plat of COUNTRY CLUB ESTATES NO. 2 recorded in Volume 150, Page 121, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner said Lot 4, the south corner of Lot 3A, Block A of said COUNTRY CLUB ESTATES NO. 2 (150/121), said iron rod also being in the northwest right-of-way line of Fairway Drive (based on a 50 foot width);

THENCE: S 44° 41' 00" W along the northwest right-of-way line of said Fairway Drive for a distance of 100.00 feet to a found 3/8-inch iron rod marking the south corner of this tract and the east corner of Lot 5, Block A of said COUNTRY CLUB ESTATES NO. 2;

THENCE: N 45° 19' 00" W along the common line of said Lot 4 and Lot 5 for a distance of 179.52 feet to a found 3/8-inch iron rod marking the west corner of said Lot 5 and being in the southeast right-of-way line of West Villa Maria Road (width varies at this location);

THENCE: N 44° 36' 52" E along the southeast right-of-way line of said West Villa Maria Road for a distance of 100.00 feet to a found 3/8-inch iron rod marking the north corner of this tract and the west corner of the before-said Lot 3A, Block A;

THENCE: S 45° 19' 00" E along the common line of said Lot 4 and Lot 3A for a distance of 179.64 feet to the POINT OF BEGINNING and containing 0.412 acres of land, more or less.

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 150, Page 121, Deed Records, Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, map revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- The subject property is zoned Residential District - 5000 (RD-5). All building setbacks will be in accordance with the City of Bryan Land and Site Development Ordinance.
- All existing improvements are to be removed prior to the recording of this plat.
- All driveway access will be allowable from Fairway Drive only.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - ⊙ - 3/8" Iron Rod Found
  - - 1/2" Iron Rod Found
  - ⊙ - 1/2" Iron Rod Set
- Abbreviations:
  - B.S.L. - Building Setback Line
  - P.O.B. - Point Of Beginning
  - P.U.E. - Public Utility Easement

**FINAL PLAT**

LOTS 4-R1 & 4-R2, BLOCK A  
**COUNTRY CLUB ESTATES NO. 2**  
 BEING A REPLAT OF LOT 4, BLOCK A,  
 COUNTRY CLUB ESTATES NO. 2  
 RECORDED IN VOLUME 150, PAGE 121  
**0.412 ACRES**  
 ZENO PHILLIPS SURVEY, A-48  
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL 2016  
 SCALE: 1" = 20'

Owner: Lions Park Properties, LLC  
 3081 University Dr E Suite 230  
 Bryan, TX 77802

Surveyor: Kevin R. McClure & Associates, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3638

